

Cochran, Patricia (DCOZ)

From: Moy, Clifford (DCOZ)
Sent: Friday, April 22, 2022 12:36 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Fw: BZA Case #20699

From: Luke F <lukefrazier@gmail.com>
Sent: Thursday, April 21, 2022 12:10 PM
To: Moy, Clifford (DCOZ) <clifford.moy@dc.gov>
Cc: Amit Magdieli <amagdieli@gmail.com>; Frances Sclafani <frances22us@aol.com>; Miriam Magdieli <miriam.magdieli@gmail.com>
Subject: Fwd: BZA Case #20699

You don't often get email from lukefrazier@gmail.com. [Learn why this is important](#)

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Mr. Moy-

I wanted to share an email I sent earlier about BZA Case #20699 in hopes that can be taken into consideration. I'm one of the very closest neighbors, right across the street at 3244 38th St. NW DC 20016.

Thank you so much-
Luke

----- Forwarded message -----

From: Luke F <lukefrazier@gmail.com>
Date: Thu, Apr 21, 2022 at 9:58 AM
Subject: BZA Case #20699
To: <joel.lawson@dc.gov>, <matthew.jesick@dc.gov>

Good morning-

I am writing to you today about the BZA application for the [3801 Macomb St NW](#) property being discussed in BZA Case #20699.

After reviewing the plans and hearing the discussion about the usage, plans and impact I'm gravely concerned about this project moving forward and wholeheartedly oppose the plan to expand the units at 3801 Macomb.

The central argument was of financial hardship if the owner had to improve the property. I found this argument absurd in that I own the property directly across the street and lovingly restored it over time (and still have plans for more restoration) at a reasonable expense far less than what

an expansion of this size will cost. They will still ultimately have the same amount of rentable units if they were to go this route.

I also raise concerns about this landlord overall-over the last 7 years of living in the neighborhood I've seen nothing but neglect and blatant disregard for the health and safety of the residents. Piles of garbage, tarps and plywood put over places to seemingly stop rain, MANY rats, the lawn unkept, broken windows-the list goes on and on.

This leads to one of two questions, both equally troubling. With a possible expansion will the same lack of standards be maintained or what I'm guessing is the real issue. If a property owner allows their property to fall into disrepair then the hope is they can get an exception for new construction. This precedent of allowing a property to become dilapidated in order to justify an improvement is appalling to me.

This is most assuredly a plan to blur the lines about the current tenant agreement in order to more inexpensively expand a property for financial gain.

The owners made many mentions of providing affordable housing and opening our community to a broader community. Considering the average price of 1 bedroom units in our neighborhood regularly renting for over \$1700 a month, I can't fathom what the rent will be on 4,5 or 6 bedroom units. These units, like so many other in our apartments in Ward 3, will be rented to wealthy college students or single families of considerable means. I never heard any commitment from the owner that pricing would be reflective of a welcoming option for residents not able to move into Ward 3.

I will also point out that I wholeheartedly assured the owners in our meeting that I'm all for building two more single family homes on the property. The owner has that right and the property is apparently zoned for that. I consider this change in precedent to move ahead with this request dangerous for citywide zoning precedent and something not to be taken lightly.

I will also add that I had only one contact from the owner in advance of any of these meetings and hearings, clearly not all that were required. I'm one the very closest homes at 3244 38th St.

The last and perhaps irrelevant comment about the property is about the architectural integrity of the proposed plan. In the same meeting when this plan was proposed another Ward 3 resident went to great lengths to show how she was honoring the architecture and pedestrian appeal of her improvement. I myself have taken great care to restore my property to what it once was and not attempt to destroy the history and character of the shared heritage of our city. The plan we were presented clearly had no thought put into the history and legacy of our neighborhood or the city at large. Right around the corner on Idaho Avenue a builder built a row of townhomes just recently purposely in the style of the neighborhood. Reasonable respect for our shared artistic community is something I think should also be considered.

Respectfully-
Luke Frazier (and Robert Pullen)
3244 38th St. NW

Washington DC 20016